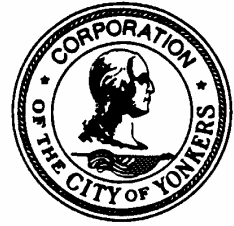


87 Nepperhan Avenue, Room 320
Yonkers, New York 10701
(914) 377-6555
Fax (914) 377-6552



CITY OF YONKERS

Philip A. Amicone, Mayor

PLANNING BOARD

Roman Kozicky, Chairman

PLANNING BOARD AGENDA

YONKERS, NEW YORK

AGENDA:

FOR A REGULAR MEETING OF THE
YONKERS PLANNING BOARD TO BE HELD
ON **WEDNESDAY, JANUARY 9, 2008 AT 5:30
P.M.** IN THE CITY COUNCIL CHAMBERS,
CITY HALL, 4TH FLOOR, YONKERS, NY.

**PLEASE NOTE: ANY MATTER REQUIRING A PUBLIC HEARING WILL BE
HEARD AFTER 7 P.M. ITEMS MAY BE TAKEN OUT OF ORDER TO
ACCOMMODATE PUBLIC COMMENT.**

MINUTES:

1. MINUTES OF THE REGULAR PLANNING BOARD
MEETING HELD ON NOVEMBER 12, 2007.
2. MINUTES OF THE SPECIAL PLANNING BOARD
MEETING HELD ON NOVEMBER 28, 2007.
3. MINUTES OF THE REGULAR PLANNING BOARD
MEETING HELD ON DECEMBER 12, 2007.

OLD BUSINESS:

SUBDIVISION APPLICATION PUBLIC HEARING (CONTINUED)

4. PRELIMINARY PLAT REVIEW FOR A PROPOSED
THREE LOT SUBDIVISION AT BLOCK: 6351
LOTS: 28 & 29 ON THE PROPERTY KNOWN AS 25
THURTON PLACE PURSUANT TO THE CITY OF
YONKERS SUBDIVISION REGULATIONS

MICHAEL MCGARVEY, REPRESENTATIVE FOR
THE PROPOSAL

- A. **PUBLIC HEARING (CONTINUED)**
- B. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- C. DECISION ON THE PROPOSAL

**SITE PLAN
REVIEW**

5. SITE PLAN REVIEW (DETERMINATION ON PERMITTED USE STATUS AND PROPOSED CHANGE TO SWEP COMPREHENSIVE DEVELOPMENT PLAN) FOR A PROPOSED COMMERCIAL LAUNDRY (CINTAS) FACILITY AT BLOCK: 3455 LOT: 1 ON THE PROPERTY KNOWN AS 325 CORPORATE BOULEVARD PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE

ALFRED DEL BELLO, REPRESENTATIVE FOR THE PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. COMPREHENSIVE DEVELOPMENT PLAN/
SITE PLAN
- C. PERMITTED USE STATUS
- D. DECISION ON THE PROPOSAL

**SPECIAL USE
PERMIT/ SITE
PLAN REVIEW**

6. SPECIAL USE PERMIT AND SITE PLAN REVIEW FOR PROPOSED FACILITIES EXPANSION AT BLOCK: 2220 LOT: 1 ON THE PROPERTY KNOWN AS 2 SAW MILL RIVER ROAD PURSUANT TO ARTICLE IX AND ARTICLE VII OF THE YONKERS ZONING ORDINANCE.

C. ALLEN MULLINS, REPRESENTATIVE FOR THE PROPOSAL

- A. **PUBLIC HEARING**
- B. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- C. DECISION ON THE PROPOSAL

**SITE PLAN
REVIEW**

7. SITE PLAN REVIEW AND AFFORDABLE HOUSING APPLICATION FOR A PROPOSED 19 UNIT BUILDING AT BLOCK: 3001 LOT: 11 ON THE PROPERTY KNOWN AS 733 Warburton Avenue PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE

HOWARD BERMAN, REPRESENTATIVE FOR THE PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. PLANNING BOARD REVIEW

**AMENDMENT TO
COMPREHENSIVE
DEVELOPMENT
PLAN**

8. PROPOSED CHANGE TO SWEP COMPREHENSIVE DEVELOPMENT PLAN AT BLOCK: 3415 LOTS: 46, 50, 52, 54, 56, 94 AND BLOCK: 3455 LOTS: 1-5, 9-13, 20, 21, 25, 30, 35, 40, 50, 66, 70, 75 80, 100 ON THE PROPERTY KNOWN COLLECTIVELY AS THE SOUTH WESTCHESTER EXECUTIVE PARK PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE

BILL NULL, REPRESENTATIVE FOR THE PROPOSAL

- A. SEQRA: TYPE I
LEAD AGENCY: PLANNING BOARD
- B. SCOPING CLOSES 1/11/08

**SITE PLAN
REVIEW**

9. SITE PLAN REVIEW FOR A PROPOSED RETAINING WALL AT BLOCK: 2060 LOT: 9 ON THE PROPERTY KNOWN AS 354 ASHBURTON AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE

MICHAEL CALVI, REPRESENTATIVE FOR THE PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. REVIEW OF PROPOSAL

**SITE PLAN
AMENDMENT**

10. SITE PLAN AMENDMENT TO A PREVIOUSLY APPROVED APPLICATION AT BLOCK: 5271 LOT: 1 ON THE PROPERTY KNOWN AS 1465 MIDLAND AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE

MICHAEL CALVI, REPRESENTATIVE FOR THE PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. REVIEW OF PROPOSAL

**SITE PLAN
REVIEW**

11. SITE PLAN REVIEW FOR A PROPOSED
RESIDENTIAL BUILDING AT BLOCK: 185 LOT: 50
ON THE PROPERTY KNOWN AS 7-17 LUDLOW
STREET PURSUANT TO ARTICLE IX OF THE
YONKERS ZONING ORDINANCE
JANET GIRIS, REPRESENTATIVE FOR THE
PROPOSAL
A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
B. REVIEW OF PROPOSAL

**SITE PLAN
REVIEW**

12. SITE PLAN REVIEW FOR A PROPOSED
MIXED USE BUILDING AT BLOCK: 4852 LOTS: 1,
15, 23 ON THE PROPERTY KNOWN AS 2290
CENTRAL PARK AVENUE PURSUANT TO ARTICLE
IX OF THE YONKERS ZONING ORDINANCE
JANET GIRIS, REPRESENTATIVE FOR THE
PROPOSAL
A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
B. DECISION ON THE PROPOSAL

**SITE PLAN
REVIEW**

13. SITE PLAN REVIEW AND AFFORDABLE HOUSING
APPLICATION FOR A PROPOSED RESIDENTIAL
BUILDING AT BLOCK: 5638 LOT: 48 ON THE
PROPERTY KNOWN AS 759 PALMER ROAD
PURSUANT TO ARTICLE IX OF THE YONKERS
ZONING ORDINANCE

ALFRED DEL BELLO, REPRESENTATIVE FOR THE
PROPOSAL
A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

14. SITE PLAN REVIEW FOR A PROPOSED
COMMERCIAL BUILDING AT BLOCK: 4422 LOTS:
8-14 ON THE PROPERTY KNOWN AS 1955 CENTRAL
PARK AVENUE PURSUANT TO ARTICLE IX OF THE
YONKERS ZONING ORDINANCE

MARK FONTE, REPRESENTATIVE FOR THE
PROPOSAL
A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

15. SITE PLAN REVIEW FOR A PROPOSED
170 UNIT APARTMENT BUILDING AT
BLOCK: 157 LOTS: 10, 12, 14, 17 AND PART OF 56 ON
THE PROPERTY KNOWN AS 314-330 RIVERDALE
AVENUE PURSUANT TO ARTICLE IX OF THE
YONKERS ZONING ORDINANCE

ALFRED DEL BELLO, REPRESENTATIVE FOR THE
PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW

**LANDMARKS
BOARD**

17. LANDMARKS PRESERVATION BOARD REQUEST
FOR PLANNING BOARD ADVISORY
RECOMMENDATION ON A PROPOSED HISTORIC
DISTRICT AT BLOCK: 2017 LOTS: 12 AND 14-24 ON
THE PROPERTY KNOWN AS 6-8 WELLS AVENUE,
36-54 WARBURTON AVENUE AND 5, 9 & 11 MANOR
HOUSE SQUARE PURSUANT TO 45-5 D OF THE
YONKERS CODE

**NEW BUSINESS:
OFFICIAL
MAP ACTION**

18. REFERRAL FROM THE YONKERS CITY COUNCIL
REGARDING A REQUEST TO FOR A ZONE CHANGE
FROM AN A ZONE TO AN MG ZONE AT BLOCK:
3570 LOTS: 1-150 ON THE PROPERTY KNOWN AS
1057-1201 WARBURTON AVENUE
A. SEQRA: TO BE DETERMINED
LEAD AGENCY: CITY COUNCIL
B. RECOMMENDATION TO THE CITY COUNCIL

**ZONING
ORDINANCE
AMENDMENT**

19. REFERRAL FROM THE YONKERS CITY COUNCIL
REGARDING A REQUEST TO CREATE AN “AUDITS”
SECTION IN THE CITY OF YONKERS ZONING
ORDINANCE
A. SEQRA: TO BE DETERMINED
LEAD AGENCY: CITY COUNCIL
B. RECOMMENDATION TO THE CITY COUNCIL

**SITE PLAN
REVIEW**

20. SITE PLAN REVIEW FOR PROPOSED
LUMBER STORAGE RACKS AT BLOCK: 2390 LOT:
150 ON THE PROPERTY KNOWN AS 25 TORRE
PLACE PURSUANT TO ARTICLE IX OF THE
YONKERS ZONING ORDINANCE

ANDREW ROMANO, REPRESENTATIVE FOR THE
PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

21. SITE PLAN REVIEW FOR A PROPOSED
RESIDENTIAL BUILDING AT BLOCK: 2116 LOT: 28
ON THE PROPERTY KNOWN AS 309 WARBURTON
AVENUE PURSUANT TO ARTICLE IX OF THE
YONKERS ZONING ORDINANCE

VICTOR BODY- LAWSON, REPRESENTATIVE FOR
THE PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

22. SITE PLAN REVIEW FOR A PROPOSED
PARKING LOT AT BLOCK: 158 LOT: 68 ON THE
PROPERTY KNOWN AS 43 POST STREET
PURSUANT TO ARTICLE IX OF THE YONKERS
ZONING ORDINANCE

TIMOTHY WEBB, REPRESENTATIVE FOR THE
PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

23. SITE PLAN REVIEW FOR A PROPOSED MIXED USE BUILDING AT BLOCK: 161 LOTS: 15, 17 & 19 ON THE PROPERTY KNOWN AS 303- 307 SOUTH BROADWAY PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE

JAMES VENERUSO, REPRESENTATIVE FOR THE PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

24. SITE PLAN REVIEW FOR A PROPOSED RESIDENTIAL BUILDING AT BLOCK: 2080 LOT: 56 ON THE PROPERTY KNOWN AS 9 VINEYARD AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE

ALFRED DELBELLO, REPRESENTATIVE FOR THE PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

25. SITE PLAN REVIEW FOR A PROPOSED RESIDENTIAL BUILDING AT BLOCK: 2041 LOT: 12, 14, 16, 18 & 21 ON THE PROPERTY KNOWN AS 110-126 ASHBURTON AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE

ALFRED DELBELLO, REPRESENTATIVE FOR THE PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
- B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

26. SITE PLAN REVIEW FOR A PROPOSED
BUILDING ADDITION AT BLOCK: 3242 LOTS: 27 &
29-32 ON THE PROPERTY KNOWN AS 970 SAW
MILL RIVER ROAD PURSUANT TO ARTICLE IX OF
THE YONKERS ZONING ORDINANCE

ANTHONY KALOEDAS, REPRESENTATIVE FOR
THE PROPOSAL

- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW

**OTHER
BUSINESS**

27. COMMUNICATIONS
28. SCHEDULE WORK SESSIONS AS NECESSARY